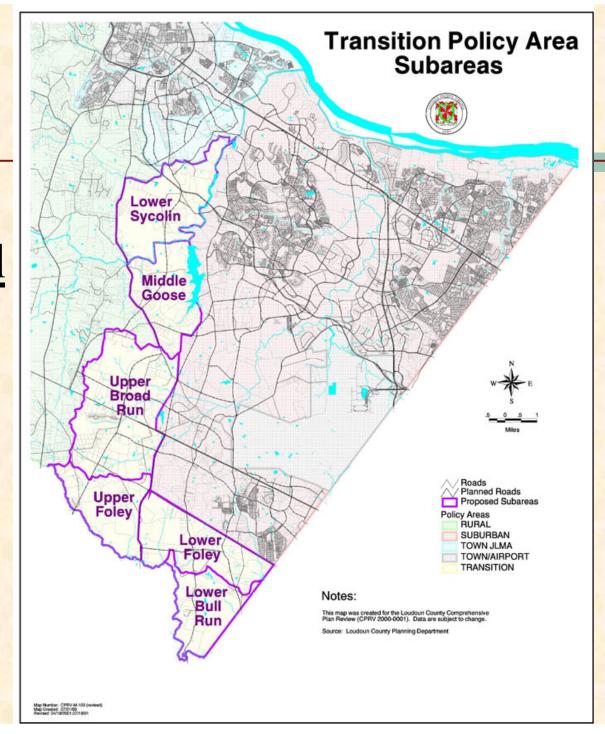
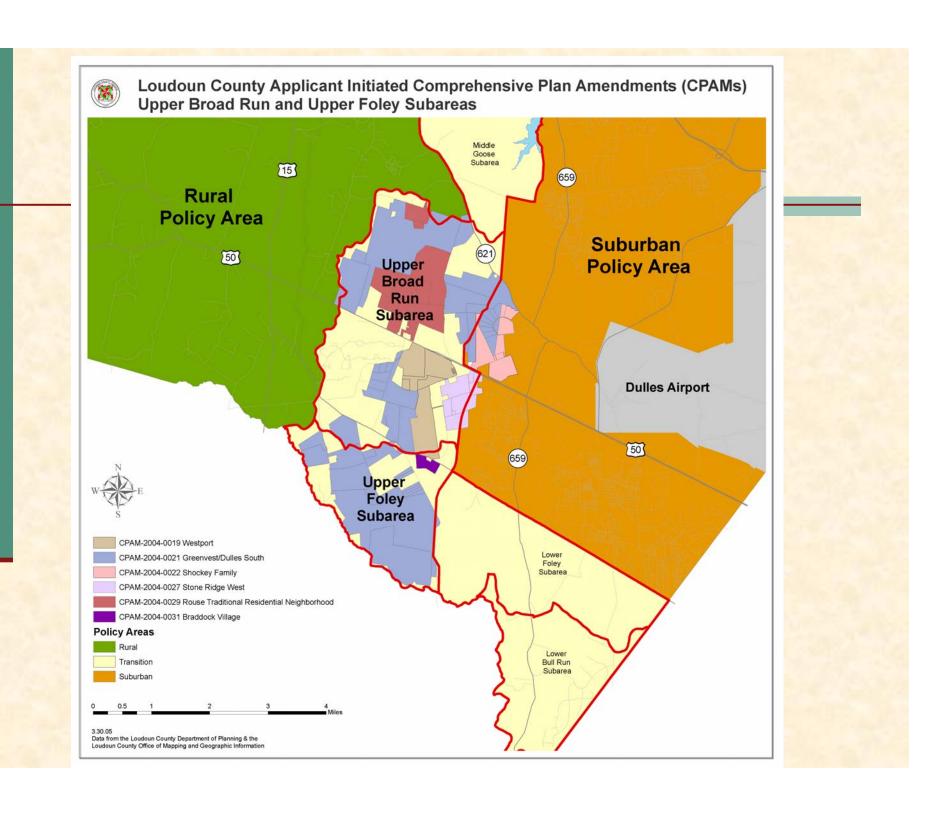
Housing Advisory Board Workforce Housing & Policy Sub-Committees Briefing June 12, 2006

CPAM 2005-0003
Upper Broad Run & Upper Foley
Transition Policy Subareas

2001

Revised General Plan

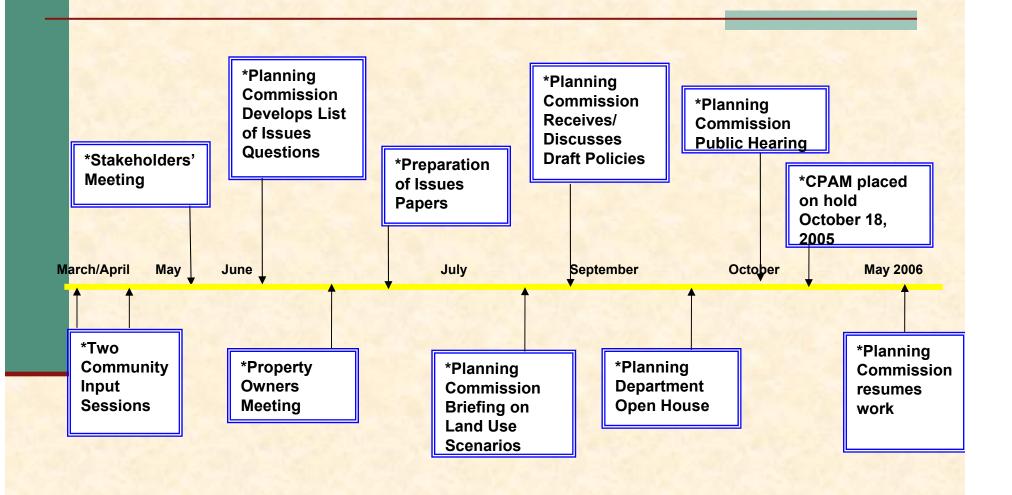




CURRENT POLICIES Transition Policy Area

- Rural Villages, Countryside Villages, Residential Clusters
- Non-residential uses that provide a transition from suburban to rural
- All development clustered with 50-70% open space
- Upper Broad Run/Upper Foley: 1unit/3 acres or 1 unit/acre
- Central water/sewer planned for all subareas

SCOPE OF ACTIVITIES



Staff Analysis

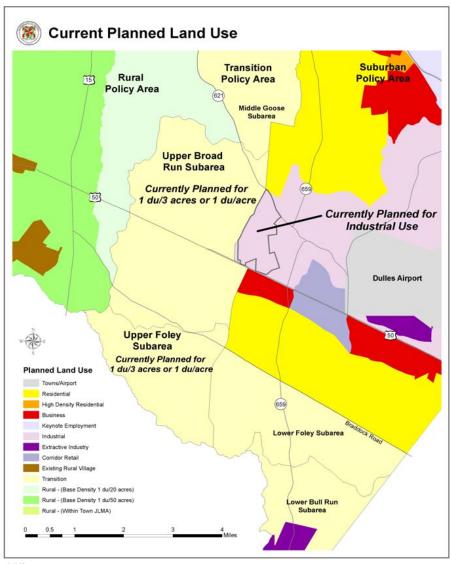
Issues papers

Land Use Alternatives

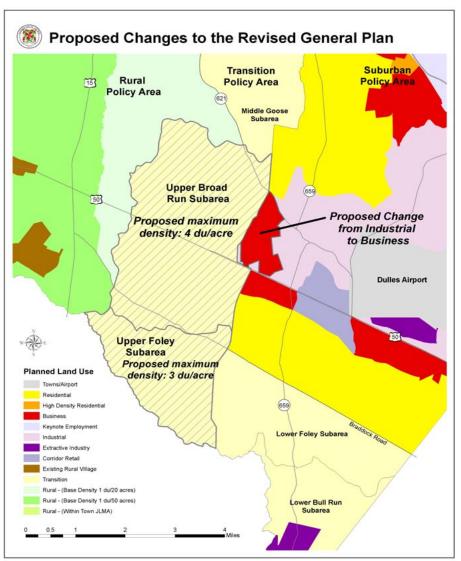
Draft policy

PROPOSED POLICIES

- Mixed Use Community Development Option:
 - --increased residential densities
 - -- 4 units/acre Upper Broad Run Subarea
 - -- 3 units/acre Upper Foley Subarea
 - --Suburban pattern: residential/non-residential uses
 - -- Road and pedestrian networks
 - -- Open space and buffer requirements
- Build out potential under proposed policies: 27,977 dwelling units
- Workforce Housing Initiatives



9.16.05
Data from the Loudoun County Department of Planning & the Loudoun County Office of Mapping and Geographic Information



9.16.05
Data from the Loudoun County Department of Planning & the Loudoun County Office of Mapping and Geographic Information

Public Comments: Public Hearing

Transportation

Housing affordability

Utilities and services

Process

Planning Commission Sub-Committees

- Transportation: Teresa Whitmore, Chair
- Density, Housing Mix, Workforce Housing: Bob Klancher, Chair
- Fiscal Impact, Environmental Impacts,
 Economic Development:
 Larry Beerman, Chair

Plan Amendment vs. Rezoning

- Plan Amendment allows for changes to County's Comprehensive Plan (policy change only; no proffers)
- Rezoning provides for individual landowners to request changes in land uses (regulatory change)
- Conformance with the Comprehensive Plan is important consideration in a rezoning request
- Approval of a Plan Amendment typically precedes a rezoning request/change

Housing Advisory Board Workforce Housing & Policy Sub-Committees Briefing June 12, 2006

CPAM 2005-0003 Upper Broad Run & Upper Foley Transition Policy Subareas

http://www.loudoun.gov/compplan/transition.htm